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6/15/06 10:43:43  
BK 531 PG 470  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

901-767-6200

## WARRANTY DEED

Abigail J. Morgan Hall

Grantor(s)  
To

Christopher Marsh  
Jennifer Marsh

Grantee(s)

THIS INDENTURE made and entered into this 30th day of May, 2006, by and between Abigail J. Morgan, <sup>Hall</sup> Married party(ies) of the first part, and Christopher Marsh and Jennifer Marsh, Husband & Wife as tenants by the entirety, and not tenants in common party(ies) of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

Lot 5, Section A, Chateau Pointe, situated in Section 18, Township 2 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 85, Page 16, in the Chancery Clerk's Office of DeSoto County, Mississippi.

Abigail Morgan is one and the same Abigail J. Morgan Hall

\*  
Abigail J. Morgan by Quit Calim Deed of record at \_\_\_\_\_ MDM Company, LLC by virtue of Warranty Deed, dated April 1, 2005, in Book 497, Page 552 from Chamberlain and McCreery, Inc. by Warranty Deed, dated October 12, 2004, in Book 485, Page 42 from Chateau Pointe Development, LLC by Warranty Deed, dated August 25, 2003, in Book 451, Page 448 in the Chancery Clerk's Office of DeSoto County, MS.

\*recorded simultaneously herewith  
Clint Hall husband of Abigail J. Morgan Hall joins in this Deed for the sole purpose of waiving all marital interest he may have and makes no warranty to title.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: 2006 Desoto County taxes being a lien not yet due and payable. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 85, Page 16 and Book 472, Page 170 in the Chancery Clerk's Office in Desoto County, Mississippi. Zoning and Subdivision regulations and health department regulations in effect for Desoto County. Easements for public roads and public utilities for record in said county and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Abigail J. Morgan Hall  
Abigail J. Morgan Hall

Clint Hall  
Clint Hall

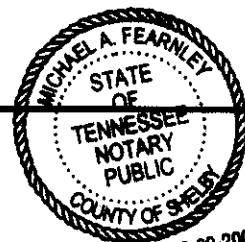
**STATE OF TENNESSEE  
COUNTY OF SHELBY**

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Abigail J. Morgan** <sup>Hall</sup> ~~and husband~~, Clint Hall with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person(s) herein named) and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of May, 2006.

My Commission Expires: \_\_\_\_\_

Notary Public



Tax Parcel No.: 20741809000005

Property Address: 3349 Devonshire Cv. N.  
Southaven, MS 38672

**GRANTOR'S ADDRESS**

Abigail J. Morgan  
359 West Cherry Circle  
Memphis, TN 38117  
Home Phone #: 901-948-2543  
Work Phone #: 901-366-0967

Mail Tax Bills To:

Montgomery Bank

#1 Montgomery Bank Plaza Sikeston, MO

This Instrument Prepared by & Return To:

**GRANTEE'S ADDRESS**

Christopher Marsh  
Jennifer Marsh  
3313 W. Commercial Court  
Broken Arrow, OK 74012  
Home Phone #: 918-906-7060  
Work Phone #: 314-494-2365

63801

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